

GENERAL NOTES :

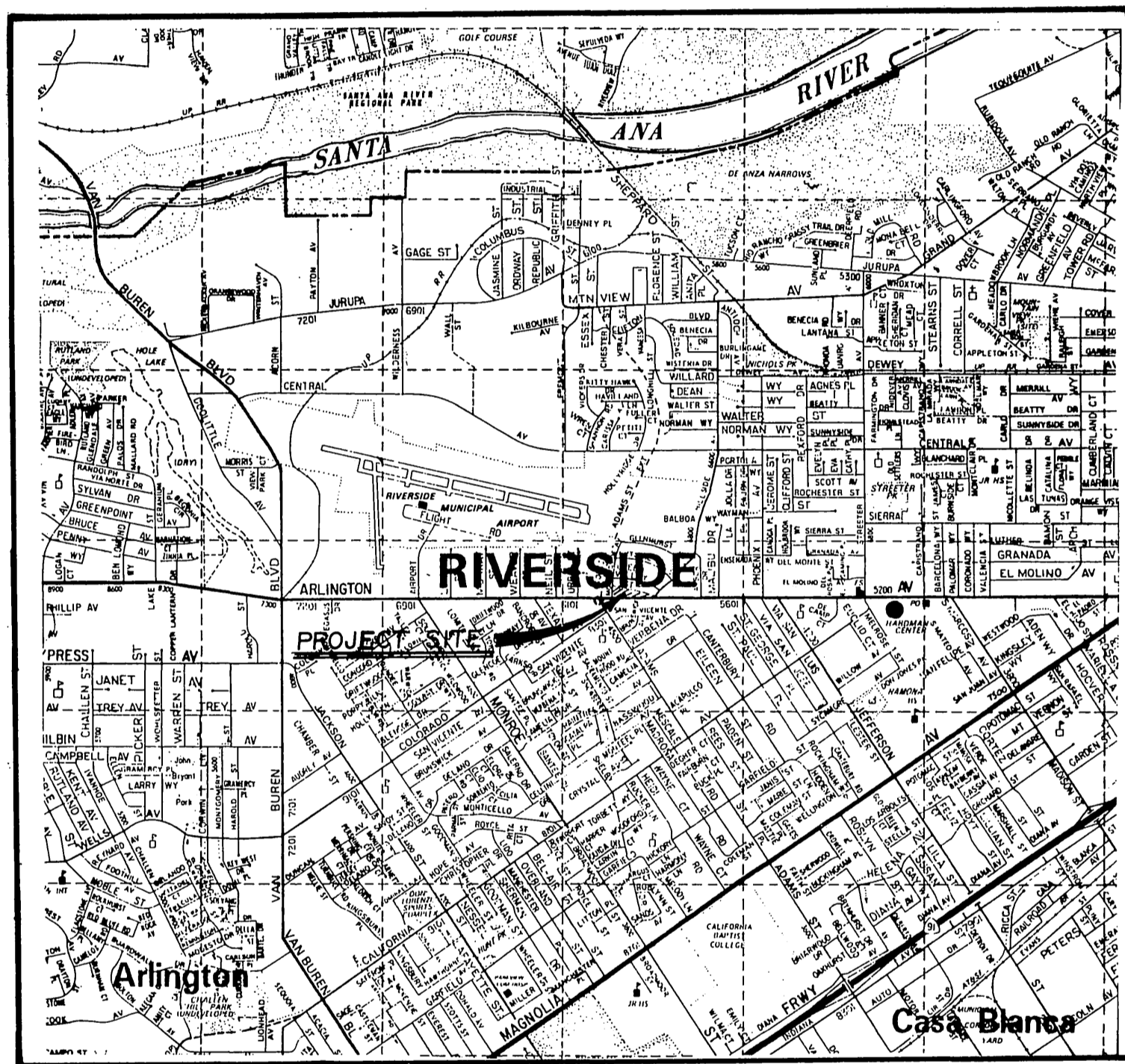
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, STANDARD DRAWING NO. 10 AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOW HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS.
- ALL FLAGGED ELEVATION SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO A SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STANDARD DRAWING 302. EXACT SIZE AND LOCATION TO BE AS SHOWN.
- ON ALL AREAS WITHIN PUBLIC RIGHT OF WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- STREET OPENING PERMIT FOR CONSTRUCTION AND/OR MODIFICATION OF TRAFFIC SIGNAL FACILITIES IS REQUIRED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- SEE TRAFFIC SIGNAL PLAN X-418 FOR TRAFFIC SIGNAL FACILITIES.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- STREET IMPROVEMENT WORK THAT WILL CAUSE DAMAGE TO THE DETECTOR LOOP(S) SHALL NOT BE PERFORMED UNTIL TRAFFIC SIGNAL MAINTENANCE PERSONNEL HAVE BEEN NOTIFIED AND THE NECESSARY TIMING ADJUSTMENT MADE TO MAINTAIN SIGNAL OPERATION.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-422-4133, TWO WORKING DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY U.S.A.
- LOCATION OF LATERALS TO BE DETERMINED IN THE FIELD AT THE DIRECTION OF THE OWNER. AVOID CONFLICT WITH PROPOSED AND/OR EXISTING FACILITIES.
- NO FINISHED FLOOR ELEVATION SHALL BE LESS THAN 4' ABOVE THE SEWER FLOW LINE AT POINT OF CONNECTION WITHOUT HAVING A PROPER BACKWATER VALVE INSTALLED IN THE LATERAL.
- IN PAVEMENT OVERLAY AREAS, DISTRESSED EXISTING PAVEMENT SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE INSPECTOR PRIOR TO OVERLAYING WITH A.C. PAVING.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- SEE PLAN XL-253 FOR TRAFFIC SIGNS & STRIPING
- SEE PLAN X-453 FOR TRAFFIC SIGNAL CONSTRUCTION AT INTERSECTION OF ARLINGTON & HILLSIDE (WORK TO BE DONE BY OTHERS).

GENERAL NOTES

- All related work shall conform to the City of Riverside Park Recreation Department Standards.
- Contact the Street Tree Inspector a minimum of 48 hours in advance at (714) 351-6126 to schedule inspection. Inspections shall be required:
 - When plant locations have been spotted in the field prior to digging plant pits.
 - While digging plant pits and planting/relocating trees.
 - After planting and all other indicated or specified work has been completed for start of maintenance.
 - At end of maintenance/final acceptance (contractor/developer will be released from maintenance only upon receipt of written notification from the city that the Park and Recreation Department is assuming maintenance responsibilities).
- STREET TREE SHALL BE PLANTED PRIOR TO OCCUPANCY.
- The Contractor/Developer shall maintain all plantings for a minimum period of one (1) year.
- Street tree planting shall be as follows:

Street Name	Botanical Name/Common Name	Min. Size	Approx. Spacing	No. Reg.
a. Arlington	See Median Landscape Plan, Prepared by Leonard Filner & Assoc. Ph # 633-0941			
b. Arlington	Magnolia Grandiflora/ Majestic Beauty	15"	40'	6
c. Hillside	No Street Tree Required			
d. Morningside	Podocarpus/ Fern	15"	40'	2
	Gracillioy/ Pine	Gal		
- Park and Recreation Department and Public Works Department permits are required prior to commencement of tree relocation and/or removal work. For all trees within the ultimate pavement area, backfill of all holes is to be inspected by the City for proper completion.
- All Street Trees to be automatically irrigated.

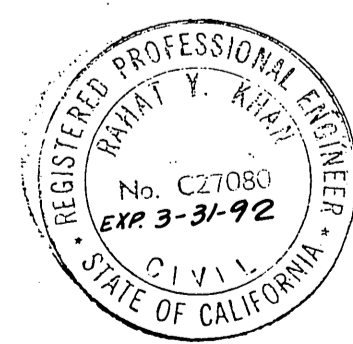
NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL BE ADVISED BY THE CONTRACTOR OF ANY STREET TREE NUMBERS AND LOCATIONS BE OBLITERATED OR DAMAGED.



LOCATION MAP
N.T.S.

LEGEND

- T.C. TOP CURB
- F.L. FLOW LINE
- F.S. FINISH SURFACE
- C.B. CATCH BASIN
- (770.22) ... EXISTING GRADE
- 773.06 PROPOSED GRADE
- M.H. MANHOLE



CITY BUSINESS TAX CERTIF. NO.041671 EXPIRATION DATE: 4-12-91

OWNER :
UNITED INCOME PROPERTIES
2236 ENCINITAS BLVD. SUITE F-1
ENCINITAS, CA. 92034
TEL. (619) 632-6300

KHAN ENGINEERING
440 W. FIRST ST. SUITE 202
TUSTIN, CA. 92680
(714) 731-7211

Robert J. Khan
R.C.E. NO. 27080
DATE 3-21-90

MARK	REVISIONS	APPR. DATE

APPROVED BY		DATE	BY	APPROVED BY	DATE
Principal Engineer		5/24/90	[Signature]	Public Works Director	
Park Department		5/19/90	[Signature]	Traffic Division	
Chief P.W. Engineer		5/24/90	[Signature]	DATE 5/25/90	

CASE NO. DR-40-889
PROPERTY ADDRESS: 5963 ARLINGTON AVE.

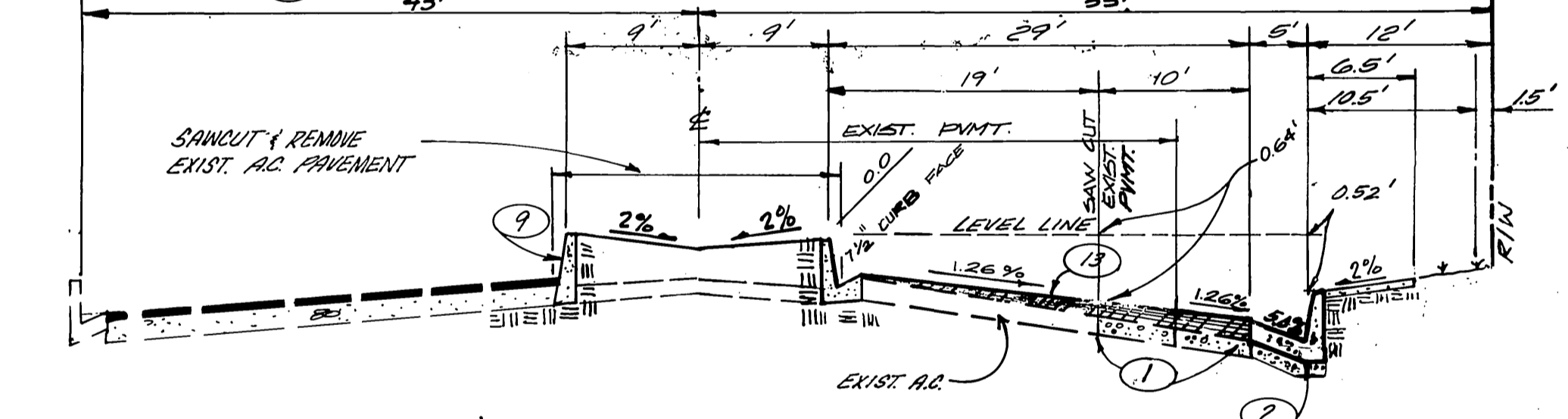
STREET PLAN AND PROFILE
ARLINGTON COURTYARD
R-17-856

ACCOUNT NO. 88-1108
R-3075
SHEET 1 OF 2

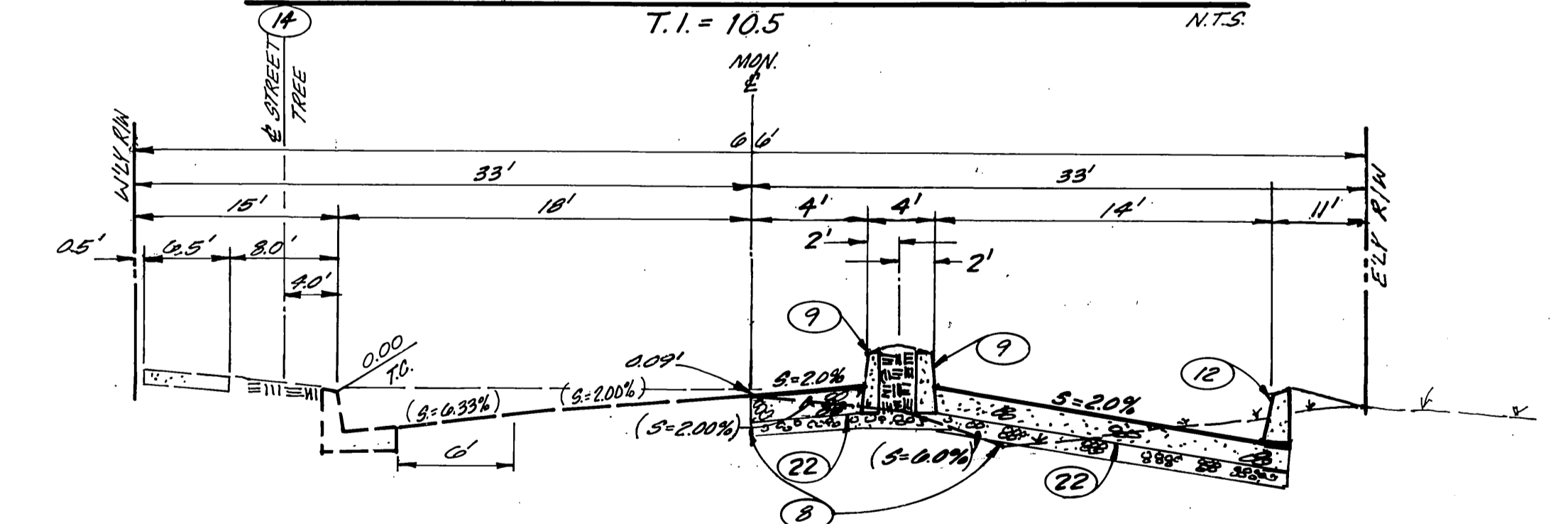
CONSTRUCTION NOTES

QUANTITY ESTIMATES

- CONSTRUCT 5" A.C. OVER 2 1/2" A.B. PER SR. 144 R=12. 3710 S.F.
- CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY OF RIVERSIDE STD DRWG NO. 200 TYPE I. 491 L.F.
- CONSTRUCT 6.0' CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD DRWG NO. 325. 323 L.F.
- CONSTRUCT CONC. CROSS GUTTER PER CITY OF RIVERSIDE STD. DRWG NO. 221. 1500 S.F.
- TERMINATE CONDUIT IN TRAFFIC SIGNAL/STREET LIGHT BOX (PULL BOX TO BE INSTALLED PER TRAFFIC SIGNAL PLAN X-453)
- CONSTRUCT CONCRETE WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DRWG NO. 304. 4 EACH
- CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD DRWG NO. 302 TYPE II. 200 S.F.
- SAW CUT & REMOVE A.C. PAVEMENT & A.C. BERM. 682 S.F.
- CONSTRUCT 8" CONC. CURB PER CITY OF RIVERSIDE STD DRWG NO. 200 TYPE II. 1167 L.F.
- INSTALL 1" RIGID PLASTIC DB TYPE CONDUIT PER UTILITY REQUIREMENTS (WIRE TO BE INSTALLED BY OTHERS IN FUTURE) 435 L.F.
- CONSTRUCT ASPHALT CONCRETE BERM TYPE I PER CITY OF RIVERSIDE STD. DETAIL NO. 250. 170 L.F.
- CONSTRUCT A.C. OVER EXISTING A.C. 12,600 S.F.
- PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT. 8 EACH
- INSTALL DETECTOR LOOPS PER CITY OF RIVERSIDE TRAFFIC DEPT. SPEC'S. 2 EACH
- INSTALL 8" Ø GRATE PER. N.D.S. STD. NO. 10 7 EACH
- INSTALL 4" Ø P.V.C. DRAIN(SCHED 80). 20 L.F.
- INSTALL 12" Ø GRATE PER N.D.S. STD. NO. 3 EA.
- INSTALL 8" Ø P.V.C. PIPE (SCH. 80) 360 L.F.
- INSTALL 4' WIDE C.B. PER CITY OF RIVERSIDE STD. 406. 1 EA.
- INSTALL 12" Ø R.C.P. 88 L.F.
- CONSTRUCT 2 1/2" A.C. OVER 1 1/2" A.B. PER SR. 144 R=12. 1990 S.F.



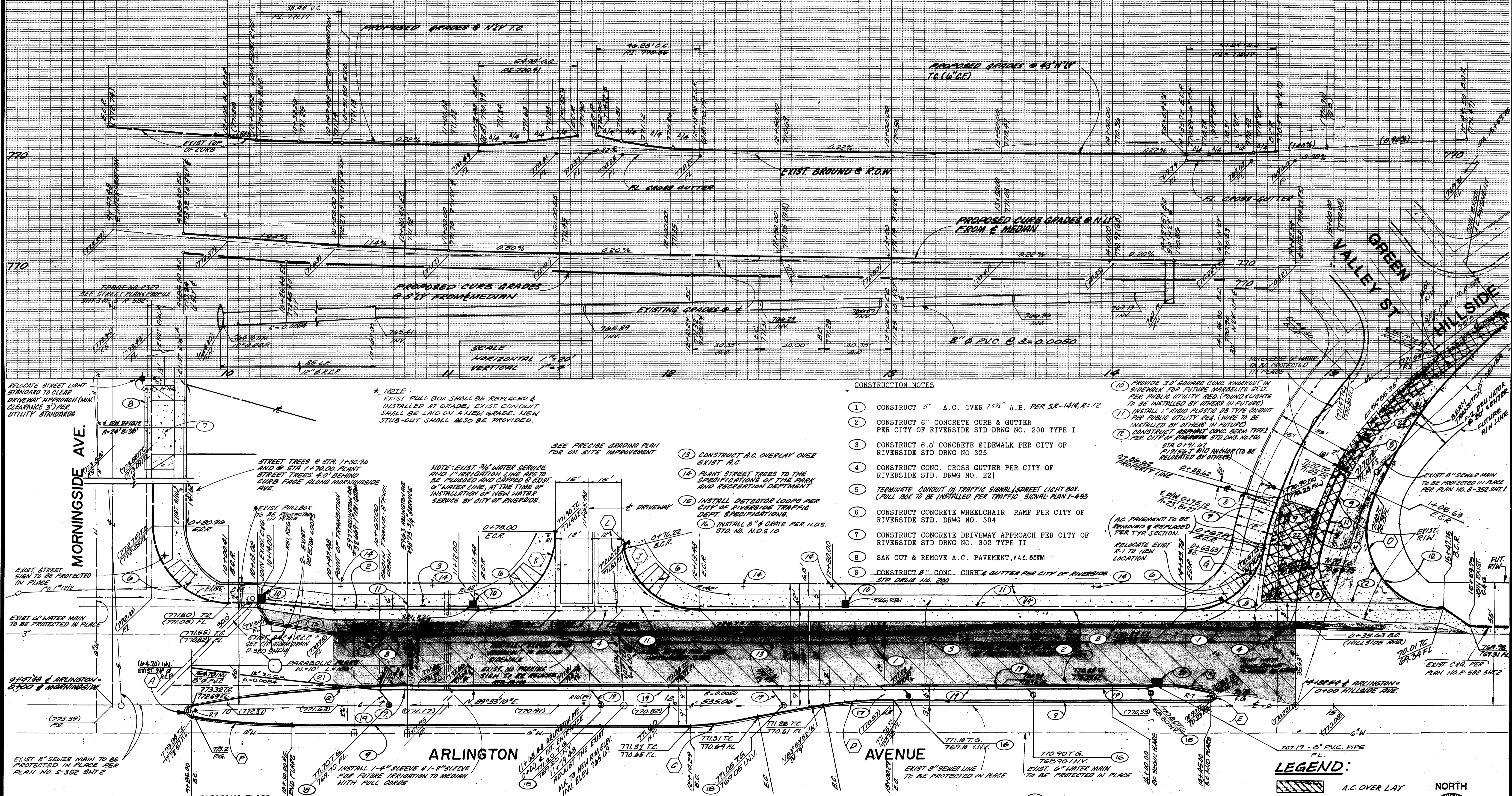
ARLINGTON AVE- CROSS SECTION
T.I. = 10.5
N.T.S.



HILLSIDE AVE. CROSS SECTION
T.I. = 7.0
N.T.S.

PC 2838-141

BENCH MARK:
 84-E EX. NAIL AND TAG IN
 CENTER OF S.W. CURB RT. @
 ARLINGTON AVE AND ADAMS ST
 ELEV = 781.000



NOTE:
 EXIST. PULL BOX SHALL BE REPLACED &
 INSTALLED AT GRADE; EXIST. CONDUIT
 SHALL BE LAID ON A NEW GRADE. NEW
 STUB-OUT SHALL ALSO BE PROVIDED.

CONSTRUCTION NOTES

1. CONSTRUCT 5" A.C. OVER 2 1/2" A.B. PER S.R. 1A4, R-12
2. CONSTRUCT 6" CONCRETE CURB & GUTTER PER CITY OF RIVERSIDE STD. DRWG NO. 200 TYPE I
3. CONSTRUCT 6" CONCRETE SIDEWALK PER CITY OF RIVERSIDE STD. DRWG NO. 325
4. CONSTRUCT CONC. CROSS GUTTER PER CITY OF RIVERSIDE STD. DRWG NO. 221
5. TERMINATE CONDUIT IN TRAFFIC SIGNAL / STREET LIGHT BOX (PULL BOX TO BE INSTALLED PER TRAFFIC SIGNAL PLAN 1-453)
6. CONSTRUCT CONCRETE WHEELCHAIR RAMP PER CITY OF RIVERSIDE STD. DRWG NO. 304
7. CONSTRUCT CONCRETE DRIVEWAY APPROACH PER CITY OF RIVERSIDE STD. DRWG NO. 302 TYPE II
8. SAW CUT & REMOVE A.C. PAVEMENT, 14Z BERM
9. CONSTRUCT 8" CONC. CURB & GUTTER PER CITY OF RIVERSIDE STD. DRWG NO. 200
10. PROVIDE 30" SQUARE CONC. KNOCKOUT IN SIDEWALK FOR FUTURE MARBLETE STOP PER PUBLIC UTILITY REG. (FOUND LIGHTS TO BE INSTALLED BY OTHERS IN FUTURE)
11. INSTALL 1" RIGID PLASTIC DB TYPE CONDUIT PER PUBLIC UTILITY REG. (WIRE TO BE INSTALLED BY OTHERS IN FUTURE)
12. PER CITY OF RIVERSIDE STD. DRWG NO. 250
13. CONSTRUCT A.C. OVERLAY OVER EXIST. A.C.
14. PLANT STREET TREES TO THE SPECIFICATIONS OF THE PARK AND RECREATION DEPARTMENT
15. INSTALL DETECTOR LOOPS PER CITY OF RIVERSIDE TRAFFIC DEPT. SPECIFICATIONS.
16. INSTALL 8" GRATE PER N.O.S. STD. NO. N.O.S. 10

LEGEND:

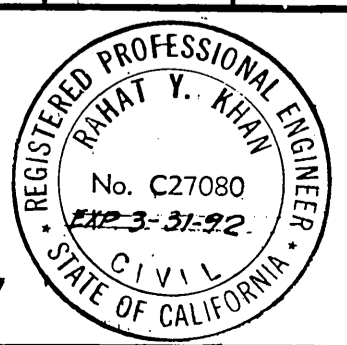
- A.C. OVER LAY
- A.C. TO BE REMOVED & REPLACED
- NEW A.C. PAVEMENT

NORTH

CITY OF RIVERSIDE ELECTRICAL DEPT.		SOUTHERN CALIFORNIA GAS CO.		CITY OF RIVERSIDE WATER DEPT.	
APPROVED	DATE	REVIEWED BY	DATE	APPROVED	DATE
<i>(Signature)</i>	8-21-90	<i>(Signature)</i>	8-21-90	<i>(Signature)</i>	8-21-90

Δ	230'41"	230'41"	108'30'00"	73'7'41"	11'25'16"
R	100.00'	96.00'	35.00'	339.00'	505.00'
L	40.28'	38.67'	64.45'	45.13'	100.66'
T	20.39'	19.59'	46.03'	28.60'	50.50'

KHAN ENGINEERING
 440 W. FIRST STREET SUITE 202
 TUSTIN, CA. 92680
 (714) 731-7211



CITY OF RIVERSIDE, CALIFORNIA
PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY	DATE
<i>(Signature)</i>	8/21/90	<i>(Signature)</i>	8/21/90
PRINCIPAL ENGINEER		TRAFFIC DIVISION	
PARK DEPARTMENT		CHIEF P.W. ENGINEER	

STREET PLAN AND PROFILE
ARLINGTON COURTYARD
 R-17-856

ACCOUNT NO. 88-1108
1R-3075
 SHEET 2 OF 2

Δ	140'57'25"	120'00'00"	11'18'36"	11'18'36"	172'22'14"	7'01'41"	77'59'41"	72'24'51"	75'45'12"	90'20'00"	104'14'48"
R	2.50'	2.00'	151.44'	151.44'	339.00'	35.00'	108.00'	35.00'	35.00'	35.00'	3.00'
L	7.03'	6.28'	29.90'	29.90'	4.51'	45.13'	47.64'	21.74'	46.28'	54.78'	5.44'
T	-	-	15.00'	15.00'	22.60'	28.34'	10.88'	27.22'	35.00'	3.86'	-